



BOUSQUET HOLSTEIN PLLC

110 WEST FAYETTE STREET ▪ ONE LINCOLN CENTER ▪ SUITE 1000 ▪ SYRACUSE, NEW YORK 13202 ▪ PH: 315.422.1500 ▪ FX: 315.422.3549

November 9, 2023

VIA FEDEX DELIVERY

Honorable Robert J. Rodriguez
Secretary of State
New York State Department of State
One Commerce Plaza
99 Washington Avenue
Albany, New York 12231-0001
Attn: BOA Program

Re: Moyer Carriage Lofts, LLC ("Requestor")
Project Name: Moyer Carriage Lofts
Brownfield Opportunity Area Application for Program Determination

Dear Secretary Rodriguez:

In connection with the Brownfield Opportunity Area ("BOA") Program Determination of Conformance Application for the above referenced Requestor, enclosed please find:

1. The original completed BOA Program Determination of Conformance Application Form with attachments A through H;
 - a. Exhibit A: NYSDEC Decision Document, dated December 2021
 - b. Exhibit B: Onondaga County Tax Maps
 - c. Exhibit C: Site Maps
 - d. Exhibit D: Boundary Map
 - e. Exhibit E: Site Plan
 - f. Exhibit F: Renderings of Finished Site
 - g. Exhibit G: Survey Map
 - h. Exhibit H: Project Support Letters
2. Affirmation of Mailing of the above to the City of Syracuse; and
3. One complete electronic copy of the above application materials on a USB Drive in PDF format.

If you require any additional information or have any questions, please do not hesitate to contact me at NHempsonElliott@BHLawPLLC.com or (315) 701-6435.



Honorable Robert J. Rodriguez
November 9, 2023
Page 2

Thank you very much for your attention to this matter.

Very truly yours,

BOUSQUET HOLSTEIN PLLC

Natalie P. Hempson-Elliott, Esq.

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Enclosures

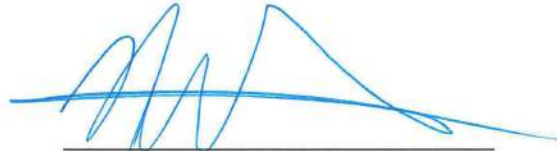
cc: Benjamin P. Lockwood, President of Housing Vision Consultants, Inc.

AFFIRMATION OF SERVICE

Natalie P. Hempson-Elliott, Esq., an attorney duly admitted to practice in the State of New York, affirms the following under penalty of perjury: I reside in the State of New York, am over 18 years of age, and on November 8, 2023, I mailed a copy of the completed Brownfield Opportunity Area Program Determination of Conformance Application Form with Attachments A through H on behalf of Moyer Carriage Lofts, LLC, Site No. C734151, by causing the same to be deposited and enclosed in a properly addressed envelope into the custody of an overnight delivery service for overnight delivery, prior to the latest time designated by the overnight delivery service for overnight delivery, to the following address:

The Honorable Benjamin Walsh, Mayor
City of Syracuse, City Hall
233 East Washington Street
Syracuse, NY 13202

Dated: November 8, 2023

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

Natalie P. Hempson-Elliott, Esq.

ORIGIN: LKPA (315) 422-1500
EMILY A LANTINGA
BOUSQUET HOLDING LLC
110 W FAYETTE ST STE 1000

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SYRACUSE, NY 13202
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TO **HONORABLE BENJAMIN WALSH, MAYOR**
CITY OF SYRACUSE, CITY HALL
233 EAST WASHINGTON STREET

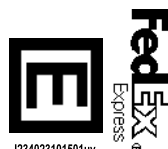
SYRACUSE NY 13202

(315) 448-8005

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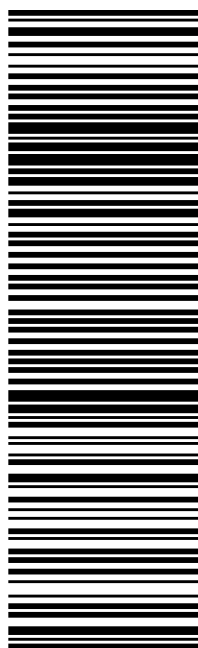


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November 09, 2023

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Office of Planning and Development
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Albany, NY 12201-2001
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The Brownfield Opportunity Area Program Determination of Conformance Application Form

Applicability/Purpose: This application should be used to request a Determination of Conformance from the Secretary of State for a project located on a real property site that is (1) enrolled in and subject to the remediation requirements of the Brownfield Cleanup Program (BCP) as determined by the Department of Environmental Conservation (DEC), and located within a designated Brownfield Opportunity Area (BOA) that has been designated by the Secretary. Eligible taxpayers of a real property site, or the agent(s) of an "eligible taxpayer", must complete this application before applying to the New York State Department of Taxation and Finance to claim up to 5% increase of the tangible property tax credit for expenditures related to a qualified site pursuant to §21 of the New York State Tax Law.

This application may be submitted at any time after DEC has issued a BCP Final Decision Document approving a Remedial Work Plan as described in section 375-3.8(g) of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR §375-3.8(g)) for the real property site proposed for development.

Please do not complete this application if you wish to claim tax credits for expenditures related to these other components of the brownfield redevelopment tax credit: (1) site preparation and cleanup tax credit component, and (2) on-site groundwater remediation tax credit component. New York State Department of Taxation and Finance can provide more information on how to apply for these two tax credit components of the brownfield redevelopment tax credit.

Section 1: Applicant/Requestor Information

Is the Requestor the Property Owner? ☒ YES or ☐ NO

Name of Requestor: Moyer Carriage Lofts, LLC

Address: c/o Housing Visions Consultants, Inc.

1201 East Fayette Street, Suite 26, Syracuse, New York 13210

Phone: (315) 472-3820

Email: blockwood@housingvisions.org

Name and Contact Information of Authorized Representative (if different):

Benjamin Lockwood, (315) 472-3820

Name and Contact Information of Property Owner (if different):

Section 2: Brownfield Cleanup Program (BCP) Application Information

A. BCP Project Site Number: C734151

B. Date that the DEC executed the Brownfield Cleanup Agreement (BCA) for the project: 03/09/2021

The Brownfield Opportunity Area Program Determination of Conformance Application Form

C. Provide date of the Final Decision Document: 12/17/2021
(Attach Final Decision Document for the DEC BCP site per application instructions DOS-2015-INST.)

D. Has DEC issued a Certificate of Completion (COC) for the BCP site?
☐ YES (If yes, date of COC: _____) or ☒ NO

Section 3: Property Information

A. Proposed Project Name: Moyer Carriage Lofts

B. Address/Location: 1714 North Salina Street and Exchange Street and 231 Wolf Street

City/Town/Village and Zip: Syracuse, New York 13208

Municipality(ies): Syracuse, New York

County(ies): Onondaga County

C. Size of Site to be Developed (acres): 2.120 acres

D. Tax map information for all tax parcels included within the project boundaries. Attach required maps per the application instructions.

Tax Map/Parcel No.: 002.-03-05.1 - Street Number: 1714 North Salina Street and Exchange Street

Tax Map/Parcel No.: 002.-03-05.2 - Street Number: 231 Wolf Street

Section 4: Brownfield Opportunity Area (BOA) Information

A. Name of Designated BOA: Hiawatha-Lodi Brownfield Opportunity Area

B. Municipality or municipalities, including any county, in which the BOA is located. If more than one, list all.
Syracuse, New York - Onondaga County

C. Is the proposed development located on a Strategic Site as described in the BOA Nomination document?
☒ YES or ☐ NO If yes, list the page(s) in the BOA Nomination where this information is referenced:

	Strategic Site Information	BOA Nomination Page(s)
1	Park/Lodi Strategic Node - Site 10	pp. vii, viii, 93, 98
2		
3		
4		

The Brownfield Opportunity Area Program Determination of Conformance Application Form

Section 5: Project Information

- A. Project Narrative. Describe the proposed development, including location, uses and density, site layout and relationship of development to surrounding uses. (Attach additional sheets if necessary.)

The Brownfield Cleanup Program ("BCP") Site (hereafter the "Site") is located at 1714 North Salina and Exchange Street and 231 Wolf Street in Syracuse, New York (the "Property"). There are several structures located on the Site, consisting of one to four-story brick/masonry buildings that comprise nearly an entire city block with frontage on North Salina, Park, and Wolf Streets, with the parking lot accessible via Exchange Street. The Site is approximately 2.1 acres. The Site was accepted into the BCP on March 9, 2021. A Certificate of Completion has not yet been issued by the New York State Department of Environmental Conservation.

The project on the Site involves the adaptive redevelopment and gut rehabilitation of the historic Moyer Carriage Factory into an integrated supportive housing development containing 128 residential units. All of the units will be affordable to individuals and/or families whose income is at or below 60% of Area Median Income (AMI). Eight units will have rents targeting 30% AMI, 16 units will have rents targeting 40% AMI, 41 units will have rents targeting 50% AMI, and 63 units will have rents targeting 60%. Furthermore, the Property will include 50 units that will be set aside as supportive housing units for individuals and families with serious mental illness and survivors of domestic violence who earn at or below 50% of the AMI.

The Property will also have 3,670 sq. ft. of commercial space on the ground floor. The project will redevelop five of the existing structures currently on the Site while demolishing three structures due to their poor condition. These structures have no historical significance. This will allow the creation of sufficient parking spaces for the new development and to increase green space. The intended use of the commercial space is to be determined and based on community need and input.

Moyer Carriage Lofts is located in the City of Syracuse on the city's North side. Two base employers are nearby, including the Destiny USA Shopping Mall (the "Mall"), which contains over 2.4 million square feet of retail space, 240 stores and a 19-screen movie theatre in addition to multiple restaurants, as well as a recently opened 209 room Embassy Suites Hotel. An estimated 26 million guests visit the Mall annually. Farther south is the St. Joseph's Health Hospital campus, which has been in operation for 150 years and has been part of Trinity Health since 2015. St. Joseph's Health Hospital employs nearly 5,000 people and multiple private practice and affiliated businesses nearby serve as local area employers including the College of Nursing.

Market rate development has also been ongoing in recent years with the construction of the Iron Pier, a multi-building four story mixed use building with a wide array of common area amenities, unit types, floor plans, and high-end finishes that opened in 2018 on a former brownfield site by the Mall. Other new additions include the Dietz Lofts, Oak Knitting Mill, Destiny Arms, and multiple smaller 10-20 unit loft conversions that have raised the bar for rent thresholds in the neighborhood where limited recent development took place. These new projects account for over 300 units added to the area and spurred continued investments in other buildings and sites.

-
- B. List of maps and documents attached to the application: (Refer to instructions DOS-2045-INST.)

- ☒ Property base map
- ☒ Site plan
- ☒ Renderings
- ☐ Other (Describe: _____)

The Brownfield Opportunity Area Program Determination of Conformance Application Form

Section 6. Project Conformance to Criteria

- A. How are the uses proposed for the site consistent with the vision statement, goals and objectives for revitalization as described in the BOA plan? (Attached additional sheets if necessary.)

BOAs were established to provide economic opportunity for redevelopment/investment in land areas considered abandoned, underutilized or vacant. The vision for the Hi-Lo BOA in the executive summary of the BOA plan is described as a place with a "safe and active atmosphere; an appropriate mix of uses and amenities; an attractive environment for both businesses and residents; a sense of pace reflective of the areas historic importance; and an engaged and thriving community." (BOA Plan pp. i, 2). The planned use of the Site for commercial and residential purposes aligns with the vision for the Hi-Lo BOA.

The Site of Moyer Carriage Lofts is also part of the strategic node. At p. 98, Figure 5.13, a list of "Recommended Productive Land Uses" identifies various appropriate uses for the properties in this node. This project utilizes five of the nine productive uses: Multifamily Residential, Residential/Commercial Mixed Use, Furniture/Furnishings, Food & Beverage, and Neighborhood Convenience. The Site is adjacent to multiple regional attractions such as the Inner Harbor, Destiny USA Shopping Mall, the Regional Market (a main access point in urban Syracuse for fresh fruit, vegetables, and other local wares), as well as the Regional Transportation Center. The community vision for the Hi-Lo BOA includes a desire for both the creation of a safe and attractive environment that is reflective of the area's historic importance and engages the community. The project is an adaptive redevelopment of the historical Moyer Carriage and Car Factory (located in an eligible Historic District) into an integrated mixed-use, supportive and workforce housing development with ground floor commercial which represents a strategy to encourage residential stabilization.

Further, the idea of community engagement is embodied in this project. Multiple community organizations have a stake in its success, including Catholic Charities of Onondaga County. Additionally, the subject building is in a highly walkable location with excellent access to public transportation, highway linkages, employers, and recent development related to entertainment, restaurants and multifamily housing.

- B. How are the density and configuration of the proposed development and associated buildings and structures consistent with the objectives, desired redevelopment, and priorities for investment as stated in the BOA plan? (Attach additional sheets if necessary.)

The BOA plan for this area seeks to create new momentum for reinvestment in the Hi-Lo BOA. "While the market for reuse and new construction is gaining steam in areas such as Downtown and Franklin Square, redevelopment pressure has not extended to the Hi-Lo BOA. In the absence of much development pressure, and in the face of uncertainty with the future of various brownfield tax credit programs, speculative interests have little incentive to take on the lengthy and expensive task of remediation." (p. 30). This parcel of land on which the project is situated is located on a very busy corner and is currently an eyesore to the neighborhood and broader Syracuse community. Redevelopment of the property will act as both an anchor and a catalyst for future development in the Hi-Lo BOA. "The existing land use pattern evident throughout the Hi-Lo BOA provides a foundation for property reinvestment and development that capitalize on urban character, existing infrastructure, and a mixture of use types." (p. 40).

The redevelopment of this property is significant to the area as it is also eligible for listing on the National Register of Historic Places. The Penfield Building, formerly the H.W. Moyer Carriage Company, was designed by famed architect Ward Wellington Ward. (p. 61). Bringing this building back to life is a feather in the cap of the City. Following in both the BOA Plan's desire to honor historically significant properties, the project has applied for Historic Preservation Certification and has currently obtained Part 2 approval, of a 3-part process, from the National Park Service. The project incorporates a renovation plan that is in keeping with various key historic elements of the buildings to include windows, ceiling heights, storefronts, and high transoms.

The Brownfield Opportunity Area Program Determination of Conformance Application Form

- C. Please explain whether zoning and other land use regulations are applicable to your proposed development and if such applicable zoning or other land use regulations are set forth or proposed in the related BOA Nomination(s). How does the proposed development comply with the zoning and other land use regulations that were provided for or proposed in the BOA Nomination (if applicable)? (Attach additional sheets if necessary.)

There are currently five zoning districts throughout the Hiawatha Boulevard corridor. The property is currently zoned Industrial District, Class A, or Industrial-IA. The purpose of this zone is to provide areas near major routes in the City of Syracuse for the development and continued use of the spaces for retail, commercial, and industrial uses. (p. 35). However, this class also allows the development of restaurants, entertainment, residential dwellings, and community centers. (p. 37). This is because use-based flexibility is "critically important for creating and maintaining a mixed-use urban setting." (p. 37). The Hi-Lo BOA Plan also states that "[f]uture investments in the Hi-Lo BOA will be best served by changes...that support creation of an active, high-quality, mixed-use development pattern." (p. 83).

The proposed development Site complies with the zoning objectives for the area because it is set to be developed as adaptive supportive residential use and commercial building. The completed project is expected to provide approximately 128 low-income supportive residential units, as well as 3,670 square feet of commercial space. This falls in line with creating a mixed-use space for an active urban setting.

The proposed development also received many letters of support, ranging from local municipalities, local charities, and the NYS Senate. The letters of support are attached to this application.

Section 7: Municipal Notification

For each municipality receiving notification, provide contact information and date the application was sent. (Attach proof of delivery as per instructions DOS-2045-INST.)

Municipality	Mailing Address	Date Application Sent
City of Syracuse	Honorable Benjamin Walsh, Mayor, City of Syracuse, City Hall 233 East Washington Street, Syracuse, NY 13202	November 8, 2023

The Brownfield Opportunity Area Program Determination of Conformance Application Form

Statement of Certification and Signatures

(By requestor who is an individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable under law, which may include punishment as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Signature: _____

Print Name: _____

Date: _____

(By a requestor other than an individual)

I hereby affirm that I am _____ an Authorized Signatory _____ (title)
of Moyer Carriage Lofts LLC _____ (entity);

that this application was prepared by me or under my supervision and direction. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable under law, which may include punishment as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Signature:  _____

Print Name: Benjamin P. Lockwood _____

Date: 11/1/23 _____

SUBMISSION INSTRUCTIONS

Submit one (1) hard copy of this completed application form with original signatures and all required attachments. In addition, transmit one (1) complete electronic copy of the completed application with all required attachments in Portable Document Format (PDF). The hard copy documents, together with a thumb drive, compact disk (CD), or DVD containing the electronic PDF copy of the completed application, should be sent to:

Honorable Rossana Rosado
Secretary of State
New York State Department of State
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231-0001
Attn: BOA Program

EXHIBIT A

DECISION DOCUMENT

Moyer Carriage Lofts
Brownfield Cleanup Program
Syracuse, Onondaga County
Site No. C734151
December 2021



**Department of
Environmental
Conservation**

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

Moyer Carriage Lofts
Brownfield Cleanup Program
Syracuse, Onondaga County
Site No. C734151
December 2021

Statement of Purpose and Basis

This document presents the remedy for the Moyer Carriage Lofts site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Moyer Carriage Lofts site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling, and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at

a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction

2. Excavation

Excavation and off-site disposal of contaminant source areas, including soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards. Figure 3 shows the excavations areas.

Soils in the upper two feet which exceed the Restricted Residential Soil Cleanup Objectives (RRSCOs) will be excavated, as needed for grading purposes prior to placement of the cover system and transported off-site for disposal.

Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures, and associated contaminated soils, if any.

3. Backfill

On-site soil which does not exceed the above excavation criteria may be used below the cover system described in remedy element 4 to backfill the excavation and establish the designed grades at the site. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to complete the backfilling of the excavation and establish the designed grades at the site.

4. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil exceed the applicable SCOs. Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

5. In-situ Chemical Oxidation with Groundwater Monitoring and Monitored Natural Attenuation

Groundwater contamination will be addressed with in-situ treatment (e.g., in-situ chemical oxidation [ISCO]) in the vicinity of monitoring well RI-MW-2 followed by Monitored Natural Attenuation (MNA). Groundwater will be monitored for site related contamination and for MNA indicators which will provide an understanding of the biological activity breaking down the contamination. Figure 5 shows the locations of the monitoring wells. Reports of the attenuation will be provided annually as part of the Periodic Review Report. During site monitoring, additional active remediation will be proposed if it appears that natural processes alone will not adequately

address the remaining contamination. The contingency remedial action will depend on the information collected, but it is currently anticipated that in-situ chemical oxidation (ISCO) or reductive dechlorination would be the expected contingency remedial action. If it is determined that a contingency remedial action is needed, an evaluation will be performed to determine the type of action that will be employed.

6. Vapor Mitigation

Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

7. Institutional Control

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 4 restricted residential, cleanup at a minimum.

Institutional Control - Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

8. Site Management Plan

A Site Management Plan is required, which includes the following:

- a) an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 7 above.

Engineering Controls: The cover system, groundwater monitoring program, contingency in-situ treatment of groundwater, and vapor mitigation system discussed in Paragraphs 4, 5 and 6 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- a provision for further investigation and remediation should large scale redevelopment occur, if any of the existing structures are demolished, or if the

subsurface is otherwise made accessible. The nature and extent of contamination in areas where access was previously limited or unavailable will be immediately and thoroughly investigated pursuant to a plan approved by the Department. Based on the investigation results and the Department determination of the need for a remedy, a Remedial Action Work Plan (RAWP) will be developed for the final remedy for the site, including removal and/or treatment of any source areas to the extent feasible. Citizen Participation Plan (CPP) activities will continue through this process. Any necessary remediation will be completed prior to, or in association with, redevelopment. This includes the portions of the existing site buildings that will be incorporated into the redevelopment building footprint;

- descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
 - a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in item 4 above will be placed in any areas where the upper two feet of exposed surface soil exceed the applicable SCOs;
 - provisions for the management and inspection of the identified engineering controls;
 - maintaining site access controls and Department notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b) a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- monitoring of groundwater and soil vapor to assess the performance and effectiveness of the remedy;
 - a schedule of monitoring and frequency of submittals to the Department;
 - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.
- c) an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:
- procedures for operating and maintaining the system(s); and
 - compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

	<i>Dave Harrington</i>
12/17/2021	
Date	David Harrington, Director Remedial Bureau D

DECISION DOCUMENT

Moyer Carriage Lofts
Syracuse, Onondaga County
Site No. C734151
December 2021

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comments on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

DECInfo Locator - Web Application
<https://www.dec.ny.gov/data/DecDocs/C734151>

White Branch Library
763 Butternut Street
Syracuse, NY 13208
Phone: 315-435-3519

Housing Visions Corporate Office
1201 East Fayette Street, Suite 26
Syracuse, NY 13210
Phone: 315-472-3820

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

SECTION 3: SITE DESCRIPTION AND HISTORY

LOCATION:

The site is located at 1714 North Salina Street in the city of Syracuse, Onondaga County. The site is located within the Hi-Lo Brownfield Opportunity Area (BOA). The site is bounded to the north by Park Street, to the south by North Salina Street, east by Wolf Street, and west by Exchange Place. Properties surrounding the site are commercial and industrial facilities. Figure 2 shows the site location.

SITE FEATURES:

The property contains five vacant buildings. The site includes five brick and block buildings which account for approximately 204,964 square feet of gross building space. The buildings were constructed from sometime before 1892 until 1956. The property is approximately 2 acres in size, which includes a parking lot along the northwestern side of the site buildings. The buildings are currently vacant and in distressed condition.

The site is located at approximately 400 feet above mean sea level (msl) and slopes gently to the west towards Onondaga Lake, which lies approximately one-half mile to the west of the site. The exterior of the subject property consists of asphalt parking and some gravel areas.

CURRENT ZONING AND LAND USE:

The site is currently zoned for Industrial Manufacturing and Processing. The properties surrounding the site are zoned for a mix of commercial or industrial uses.

PAST USE OF THE SITE:

The site was originally developed for industrial purposes prior to 1892. The site is presently vacant. Prior site operations included carriage and vehicle manufacturing, tool manufacturing, machining,

plating as well as parts and equipment cleaning.

SITE GEOLOGY AND HYDROGEOLOGY:

The site contains historic fill material (HFM) across a significant portion of the site from grade to approximately four to five feet below ground surface (bgs) generally, with at least one location to nine feet bgs. The HFM contains gravel, black sand, brick, ash, and coal. Native soil is located below the HFM and consists of dense dry silty clay. Depth to groundwater ranges from 35 to 38 feet bgs.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative that restricts the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Department will seek to identify any parties, other than the Volunteer, known or suspected to be responsible for contamination at or emanating from the site, referred to as Potentially Responsible Parties (PRPs). The Department will seek to bring an enforcement action against the PRPs. If an enforcement action cannot be brought or does not result in the initiation of a remedial program by any PRPs, the Department will evaluate the off-site contamination for action under the State Superfund. The PRPs are subject to legal actions by the State for recovery of all response costs the State incurs or has incurred.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A Remedial Investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site

and the extent of that contamination in the environment on the site or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site is/are:

lead	benzo(a)pyrene
trichloroethene (TCE)	benzo(b)fluoranthene
tetrachloroethene (PCE)	benzo(k)fluoranthene
mercury	chrysene
chromium	indeno(1,2,3-cd)pyrene
benzo(a)anthracene	cis-1,2-dichloroethene

The contaminants of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor intrusion

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination:

Soil, groundwater and soil vapor samples were collected as part of the Remedial Investigation. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Soil vapor samples were analyzed for VOCs. Based on the investigations conducted to date, the primary contaminants of concern include metals (e.g. lead), Volatile Organic Compounds (VOCs) (e.g., tetrachloroethylene [PCE] and trichloroethene [TCE]) and some Semi Volatile Organic Compounds (SVOCs) (e.g., benzo(a)anthracene).

Surface Soil - Contaminants in the surface soil were detected above the Part 375 Restricted Residential Use Soil Cleanup Objective (RRUSCOs) for benzo(a)anthracene (at concentrations up to 22 ppm, RRUSCO of 1 ppm, Protection of Groundwater SCO (PGWSCO) of 1 ppm). Surface soil data does not indicate potential for off-site impacts.

Subsurface Soil - Contaminants in subsurface soil detected above the RRUSCOs and/or PGWSCOs include lead (at concentrations up to 640 parts per million [ppm], RRUSCO of 400 ppm), PCE (at concentrations up to 110 ppm, PGWSCO of 1.3 ppm), TCE (at concentrations up to 19 ppm, PGWSCO of 0.47 ppm), and benzo(a)anthracene (at concentrations up to 44 ppm, RRUSCO of 1 ppm, PGWSCO of 1 ppm). Subsurface soil data does not indicate potential for off-site impacts.

Groundwater - Contaminants in the groundwater that exceeded groundwater quality standards included PCE (up to 1000 parts per billion [ppb], Maximum Contaminant Level [MCL] of 5 ppb), TCE (up to 66 ppb, MCL of 5 ppb), and benzo(a)anthracene (up to .77 ppb, MCL of .002 ppb). Groundwater samples were collected for laboratory analysis for 21 PFAS compounds. Perfluorooctanoic acid (PFOA) concentrations were detected (up to 7.91 parts per trillion [ppt], MCL of 10 ppt). Perfluorooctanesulfonic acid (PFOS) concentrations were detected (up to 8.48 ppt, MCL of 10 ppt). Groundwater data does indicate potential for off-site impacts.

Soil Vapor - Contaminants in the soil vapor that were detected included PCE (up to 210 ug/m3), and TCE (up to 130 ug/m3). Contaminants in the sub slab soil vapor that were detected include TCE (up to 56 ug/m3). Soil vapor data does indicate potential for off-site impacts.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

Access is restricted by a fence and direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into structures and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of structures, is referred to as soil vapor intrusion. Because the site is vacant, inhalation of site contaminants in indoor air due to soil vapor intrusion does not represent a concern for the site in its current condition. However, environmental sampling indicates that soil vapor intrusion may present a concern for any on-site redevelopment and occupancy and for off-site structures.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of ground or surface water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 4: Restricted use with site-specific soil cleanup objectives remedy.

The selected remedy is referred to as the Excavation, Cover System, Groundwater Monitoring and Monitored Natural Attenuation, and Vapor Mitigation remedy.

The elements of the selected remedy, as shown in Figure 3 and 4, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling, and increasing reuse of materials which would otherwise be considered a waste;

- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction

2. Excavation

Excavation and off-site disposal of contaminant source areas, including soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards. Figure 3 shows the excavations areas.

Soils in the upper two feet which exceed the Restricted Residential Soil Cleanup Objectives (RRSCOs) will be excavated, as needed for grading purposes prior to placement of the cover system and transported off-site for disposal.

Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures, and related contaminated soils if any, associated with a source of contamination.

3. Backfill

On-site soil which does not exceed the above excavation criteria may be used below the cover system described in remedy element 4 to backfill the excavation and establish the designed grades at the site. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to complete the backfilling of the excavation and establish the designed grades at the site.

4. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable SCOs. Where a soil cover is to be used it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs. Figure 4 shows the cover system.

5. In-situ Chemical Oxidation with Groundwater Monitoring and Monitored Natural Attenuation

Groundwater contamination will be addressed with in-situ treatment (e.g., in-situ chemical oxidation [ISCO]) in the vicinity of monitoring well RI-MW-2 followed by Monitored Natural Attenuation (MNA). Groundwater will be monitored for site related contamination and for MNA indicators which will provide an understanding of the biological activity breaking down the contamination. Figure 5 shows the locations of the monitoring wells. Reports of the attenuation will be provided annually as part of the Periodic Review Report. During site monitoring, additional active remediation will be proposed if it appears that natural processes alone will not adequately address the remaining contamination. The contingency remedial action will depend on the information collected, but it is currently anticipated that in-situ chemical oxidation (ISCO) or reductive dechlorination would be the expected contingency remedial action. If it is determined that a contingency remedial action is needed, an evaluation will be performed to determine the type of action that will be employed.

6. Vapor Mitigation

Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the buildings from soil and/or groundwater.

7. Institutional Controls

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 4 restricted residential, cleanup at a minimum.

Institutional Control - Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

8. Site Management Plan

A Site Management Plan is required, which includes the following:

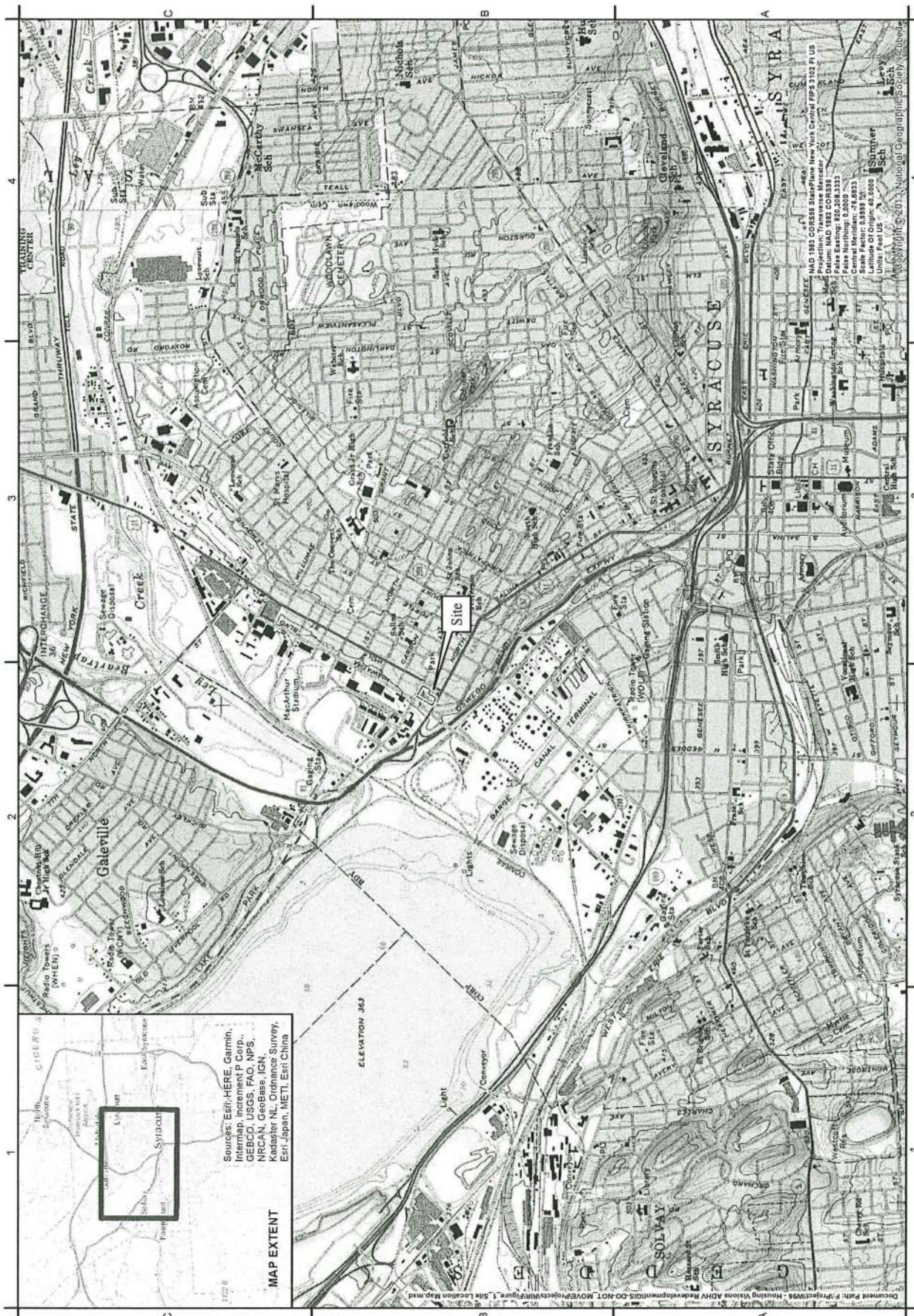
- a) an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 7 above.

Engineering Controls: The cover system, groundwater monitoring program and vapor mitigation system(s) discussed in Paragraphs, 4, 5 and 6 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
 - a provision for further investigation and remediation should large scale redevelopment occur, if any of the existing structures are demolished, or if the subsurface is otherwise made accessible. The nature and extent of contamination in areas where access was previously limited or unavailable will be immediately and thoroughly investigated pursuant to a plan approved by the Department. Based on the investigation results and the Department determination of the need for a remedy, a Remedial Action Work Plan (RAWP) will be developed for the final remedy for the site, including removal and/or treatment of any source areas to the extent feasible. Citizen Participation Plan (CPP) activities will continue through this process. Any necessary remediation will be completed prior to, or in association with, redevelopment. This includes the portions of the existing site buildings that will be incorporated into the redevelopment building footprint;
 - descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
 - a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in item 4 above will be placed in any areas where the upper two of exposed surface soil exceed the applicable SCOs;
 - provisions for the management and inspection of the identified engineering controls;
 - maintaining site access controls and Department notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b) a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- monitoring of groundwater and soil vapor to assess the performance and effectiveness of the remedy;
 - a schedule of monitoring and frequency of submittals to the Department;
 - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.
- c) an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:
- procedures for operating and maintaining the system(s); and
 - compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting.



MAP EXTENT

Sources: Esri-HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

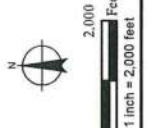


Figure 1

SITE LOCATION

Moyer Carriage Lofts
1714 North Salina Street
Syracuse, Onondaga County, New York
Brownfield Cleanup Program
Remedial Investigation

PROJECT NO: 1001-01-1002
DATE: 10/1/2011
SCALE: AS SHOWN
DRAWN BY: TJB
CHECKED BY: MWW
DATE: 10/1/2011





C&S Engineers, Inc.
 1714 North Salina Street
 Syracuse, NY 13202
 Phone: 315.487.2000
 Fax: 315.487.2001
 E-mail: info@candse.com



0 60
 Feet
 1 inch = 60 feet

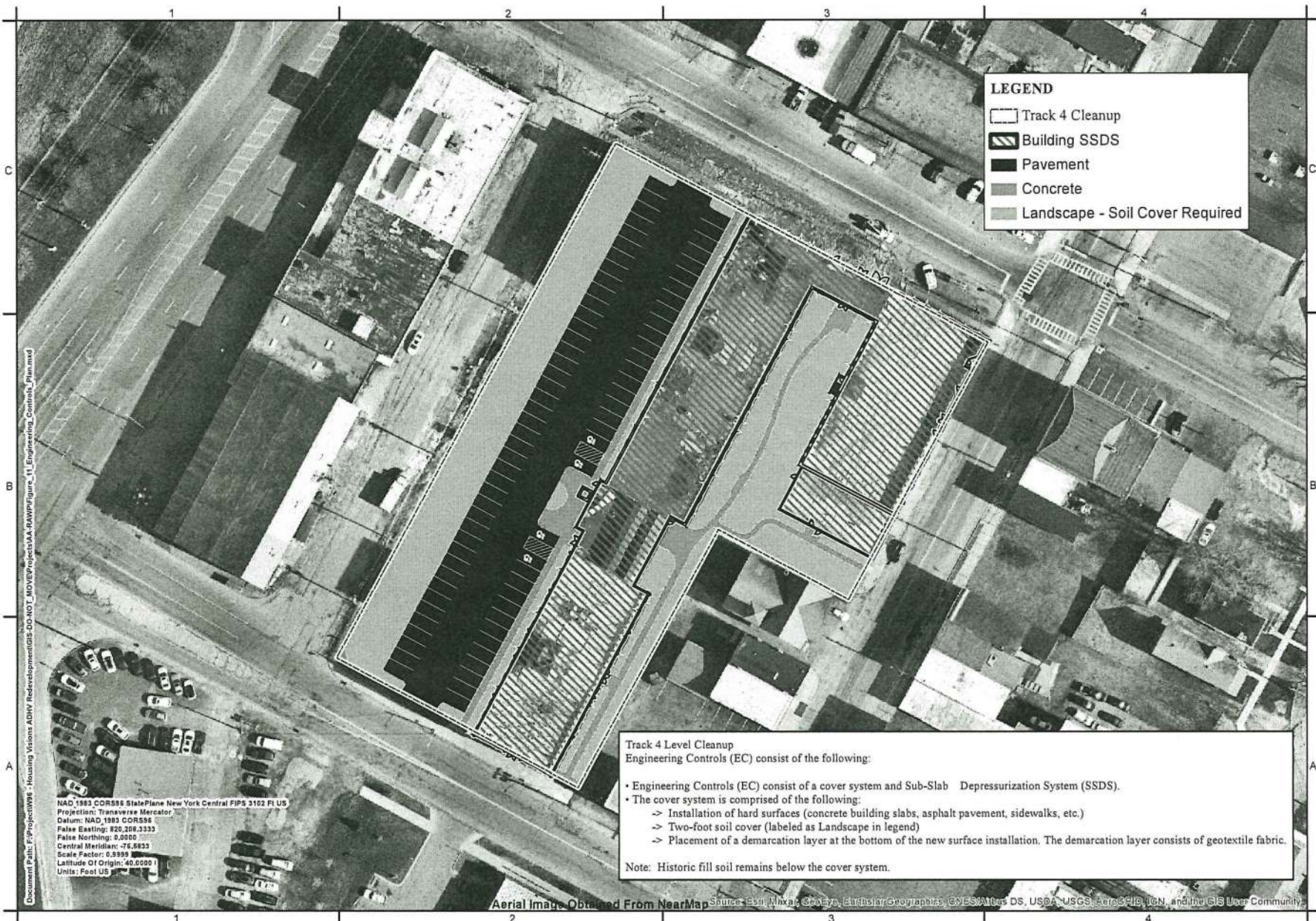
Moyer Carriage Lofts
 1714 North Salina Street
 Syracuse, Onondaga County, New York
 Brownfield Cleanup Program
 Remedial Investigation

PROJECT NO:	W95-001-004
DATE:	June 2001
SCALE:	AS SHOWN
DRAWN BY:	JTB
DESIGNED BY:	JTB
CHECKED BY:	MIW

Revised: 06/01/01 by JTB

**SITE
 MAP**

Figure 2



C&S Engineers, Inc.
 401 N. Dearborn Street
 Syracuse, NY 13201
 Phone: 315-477-1234
 Fax: 315-477-1235
 www.ccsny.com



0 60
 Feet
 1 inch = 60 feet

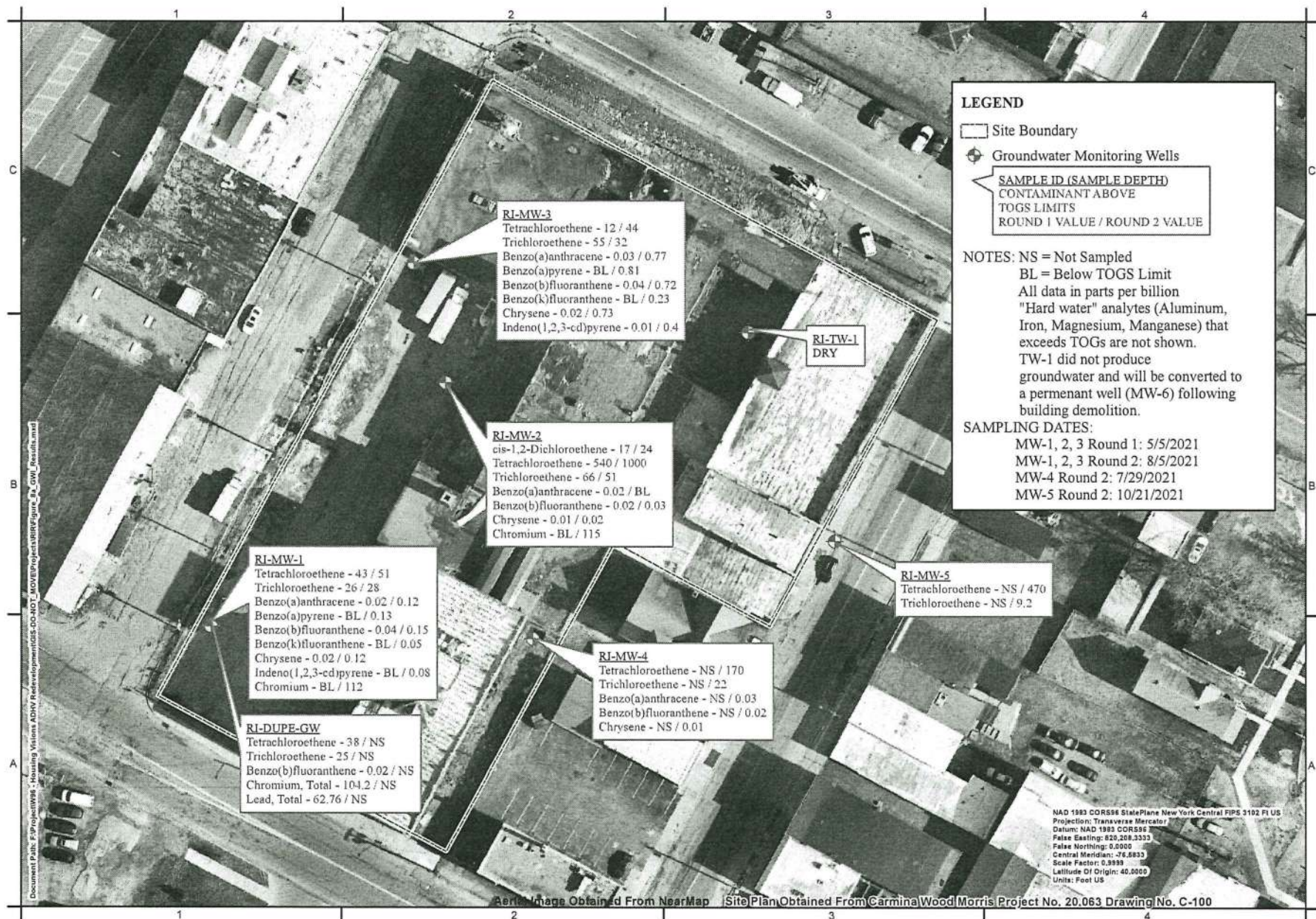
Moyer Carriage Lofts
 1714 North Salina Street
 Syracuse, Onondaga County, New York

Alternatives Analysis /
 Remedial Action Work Plan

PROJECT NO.	W06001004
DATE	August 2001
SCALE	AS SHOWN
DRAWN BY	JTB
DESIGNED BY	JTB
CHECKED BY	MAN

ENGINEERING CONTROLS

Figure 4



C&S Engineers, Inc.
3000 E. 10th Street
Syracuse, NY 13202
Phone: 315.467.2000
Fax: 315.467.2001
www.candc.com



0 50
1 inch = 50 feet

Moyer Carriage Lofts
1714 North Salina Street
Syracuse, Onondaga County, New York
Brownfield Cleanup Program
Remedial Investigation Report

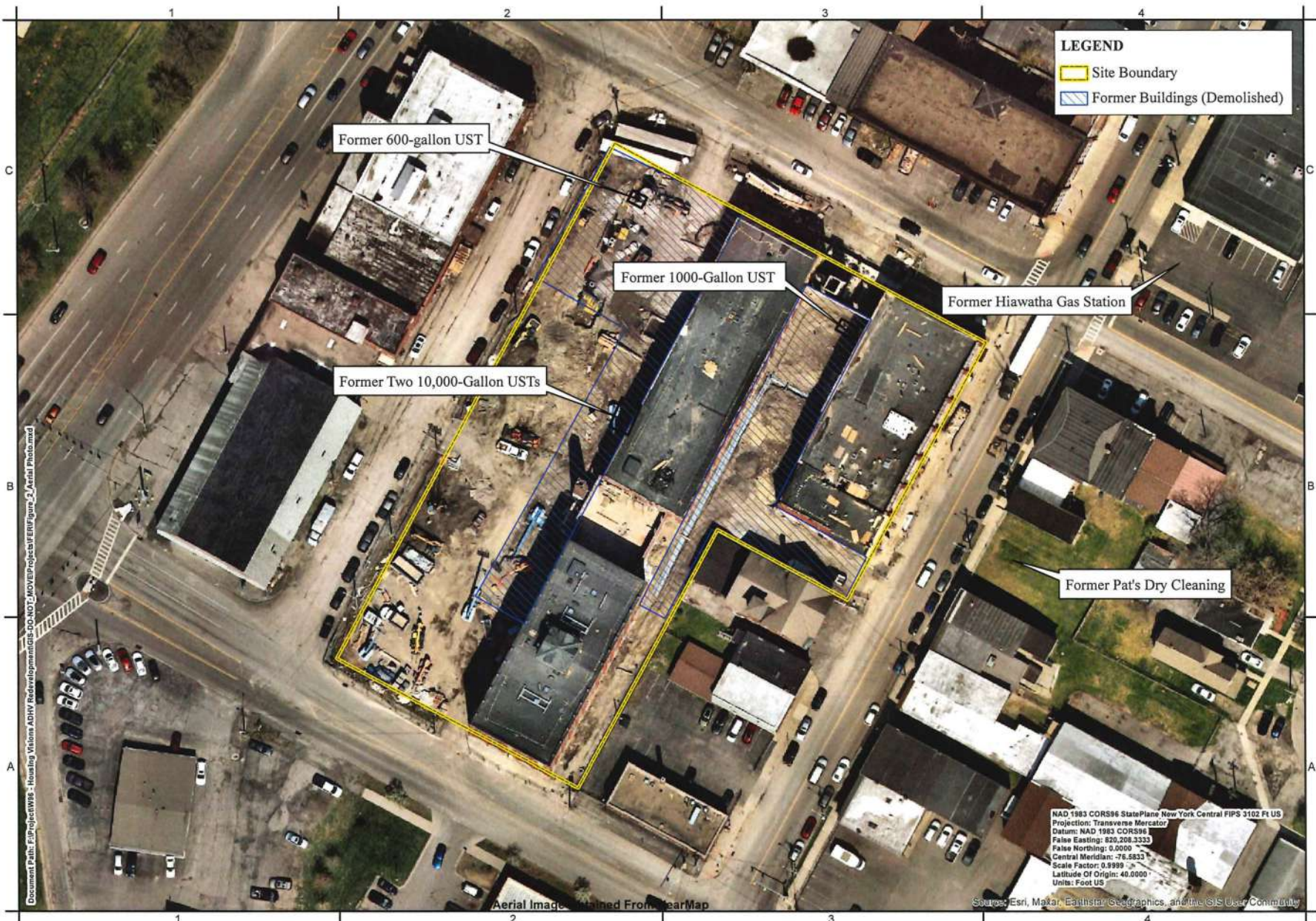
PROJECT NO: WBL001-002
DATE: November 2021
SCALE: AS SHOWN
DRAWN BY: JTB
CHECKED BY: JTB
DATE: 11/01/21

**GROUNDWATER
SAMPLING
RESULTS**

Figure 5

EXHIBIT B

EXHIBIT C



C&S Engineers, Inc.
 400 East Green Street
 Syracuse, New York 13211
 Tel: 315-455-0807
 Fax: 315-455-0807
 www.candse.com



0 60 Feet
 1 inch = 60 feet

Moyer Carriage Lofts
 1714 North Salina Street
 Syracuse, Onondaga County, New York

Final Engineering Report

PROJECT NO:	W06.001.004
DATE:	August 2023
SCALE:	AS SHOWN
DRAWN BY:	JTB
DESIGNED BY:	JTB
CHECKED BY:	MLW

**SITE
MAP**

Figure 2

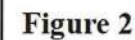


EXHIBIT D



**Moyer Carriage
Lofts LLC**

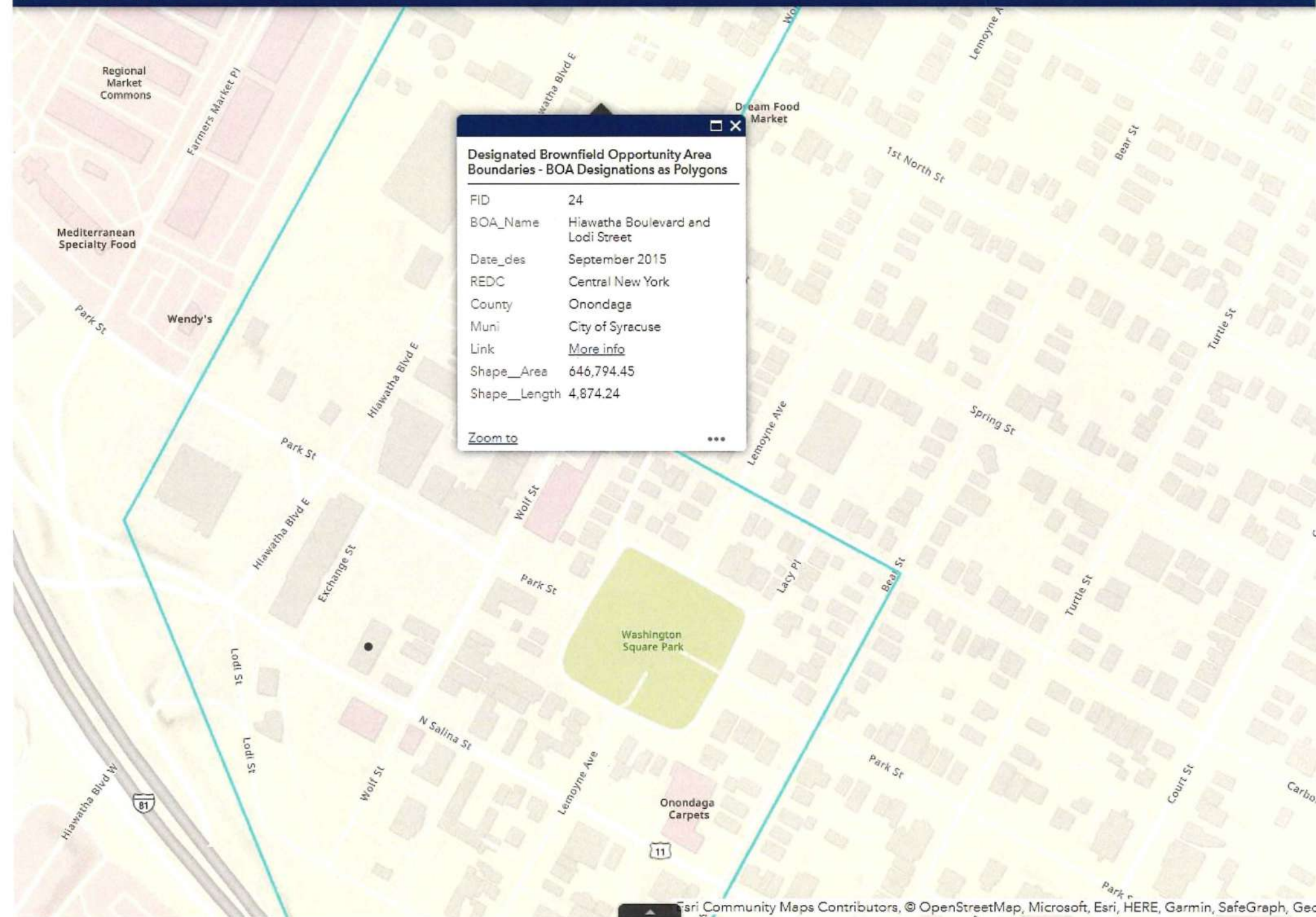


EXHIBIT E

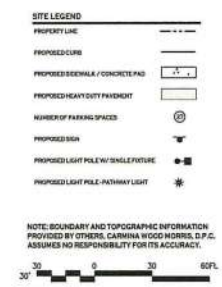
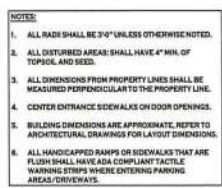
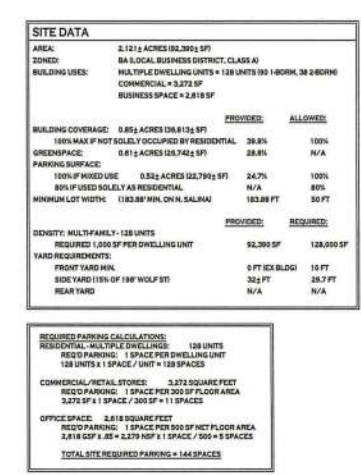
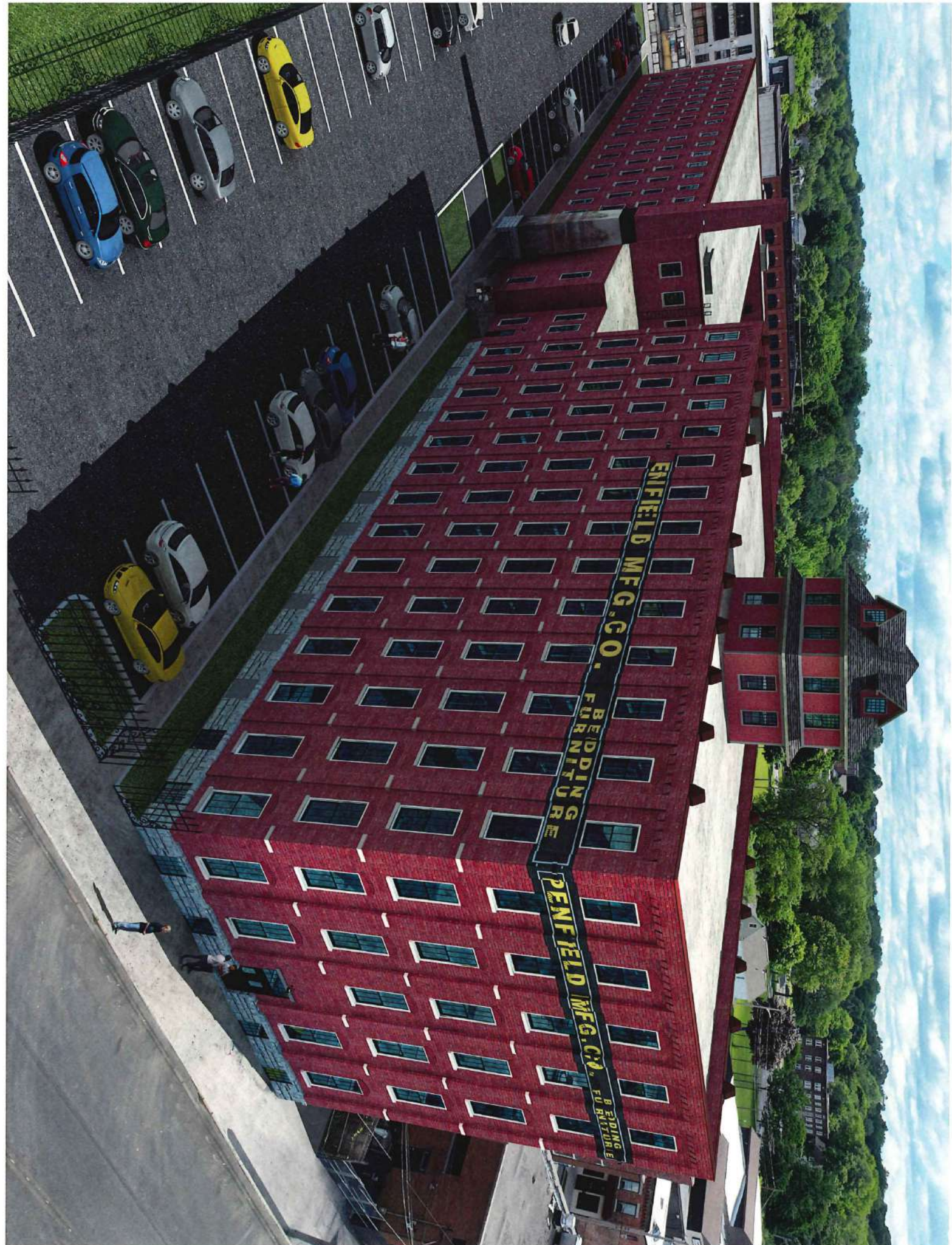


EXHIBIT F



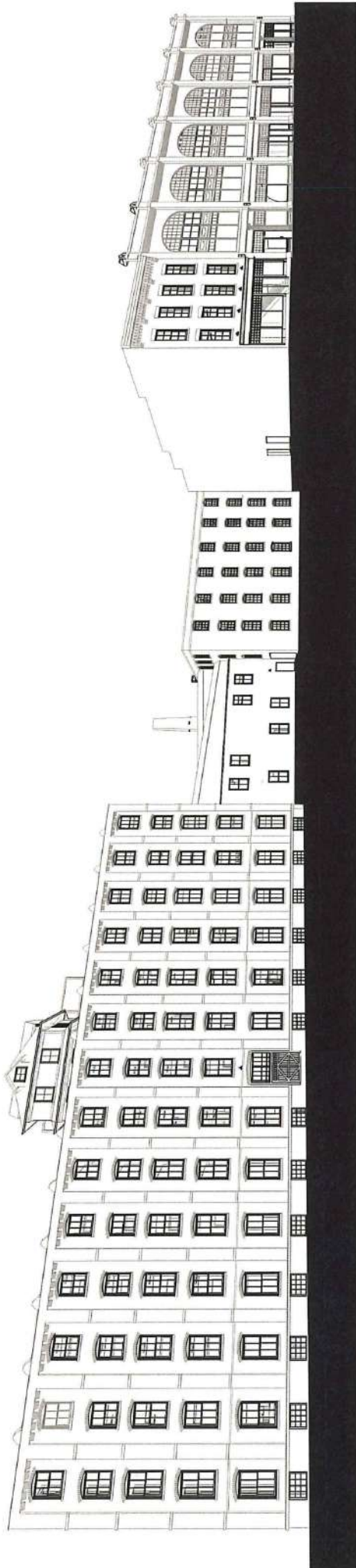


EXHIBIT G



Encroachments

- A. BUILDING CORNER LIES IN ROW BY 0.6'
- B. GRATES LIE IN ROW.
- C. BUILDING CORNER LIES IN ROW BY 0.2' AND 0.75'
- D. BUILDING CORNER LIES IN ROW BY 0.3'
- E. BUILDING CORNER LIES IN ROW BY 0.2'
- F. BUILDING CORNER LIES IN ROW BY 0.1'

N.T.S.

- [illegible]

Map Reference

- 1.) RESUBDIVISION PLAT - LOT 12 AND PARTS OF LOTS 3, 4 & 11 OF CITY BLOCK 13 INTO NEW LOTS 12A & 12B OF CITY BLOCK 13 TO BE KNOWN AS #1714 NORTH SALINA STREET PREPARED C.T. HALE ASSOCIATES, FILED ON DECEMBER 18, 2020 AS MAP NO. 13054.

The subject property lies within flood zone "X" as plotted on FEMA Flood Map Community Panel 36050C0208B dated November 4, 2015 and, based thereon except as specially noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or "100-year flood plain" by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the U.S. Department of Housing and Urban Development, the State of New York, City of Syracuse and County of Onondaga or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

Notes to Title Commitment No. 7697225 - 4th AMENDED 19

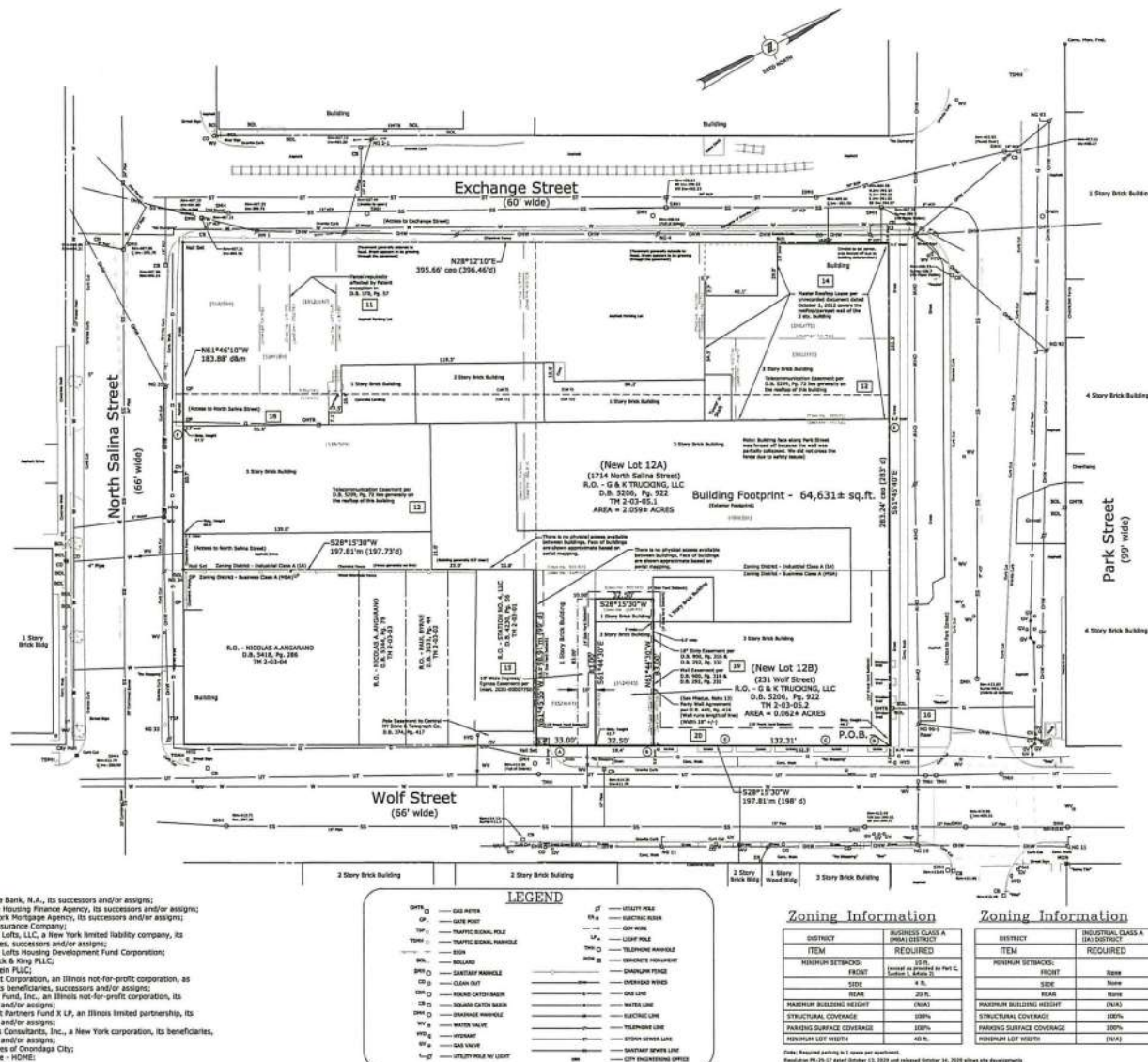
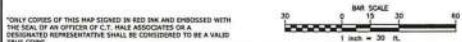
- [illegible]

To: **Jefferson State Bank, N.A.**, its successors and/or assigns;
New York Chase Banking Finance Agency, its successors and/or assigns;
State of New York Mortgage Agency, its successors and/or assigns;
Stewart Title Insurance Company;
Stewart Carriage Leds, LLC, a New York limited liability company, its
 beneficiaries, successors and/or assigns;
Moyer Carriage Leds Housing Development Fund Corporation;
Kings, Schoenfeld & King LLC;
Bouzaquet Houten PLC;
NEF Assignment Corporation, an Illinois not-for-profit corporation, as
 nominee, its beneficiaries, successors and/or assigns;
National Housing Finance Corporation, an Illinois not-for-profit corporation, its
 beneficiaries and/or assigns;
NEF Investment Partners Fund L P, an Illinois limited partnership, its
 beneficiaries and/or assigns;
Housing Victims Consultants, Inc., a New York corporation, its beneficiaries,
 successors and/or assigns;
Catholic Charities of Greenidge City;
City of Syracuse - HOME;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011 and includes Item 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1)(2), 7(c), 8, 9, 10, 11(a), 12, 13, 14, 16, 17, 18, 19 & 20 in Table A thereof. The field work was completed on May 19-26, 2020 and last updated in the field on March 11, 2022.

DATE OF MAP: March 16, 2022

SIGNED: David M. Sliks
David M. Sliks, P.L.S.
Registration No. - NY 50105 - expires 2/29/2024



Zoning Information

DISTRICT	BUSINESS CLASS A (N/A) DISTRICT	DISTRICT	INDUSTRIAL CLASS A (IA) DISTRICT
ITEM	REQUIRED	ITEM	REQUIRED
MINIMUM SETBACK:	15 ft. (as set forth by Part C, Section 3, 4440.2)	MINIMUM SETBACKS:	
FRONT		FRONT	None
SIZE	4 ft.	SIZE	None
REAR	20 ft.	REAR	None
MAXIMUM BUILDING HEIGHT	(N/A)	MAXIMUM BUILDING HEIGHT	(N/A)
STRUCTURAL COVERAGE	100%	STRUCTURAL COVERAGE	100%
PAVING SURFACE COVERAGE	100%	PAVING SURFACE COVERAGE	100%
MINIMUM LOT WIDTH	40 ft.	MINIMUM LOT WIDTH	(N/A)

Zoning Information

DISTRICT	INDUSTRIAL CLASS A (IA) DISTRICT
ITEM	REQUIRED
MINIMUM SETBACKS:	
FRONT	None
SIDE	None
REAR	None
MINIMUM BUILDING HEIGHT	(N/A)
STRUCTURAL COVERAGE	100%
PARKING SURFACE COVERAGE	100%
MINIMUM LOT WIDTH	(N/A)

Code: Required parking is 1 space per apartment.
 Resolution PW-25-17 dated October 13, 2020 and released October 14, 2020 shows the development proposed 77 off-street parking spaces and exceeds the Residential Density Requirements.

ALTA/NSPS I AND TITLE SURVEY MAP

FOR THE LANDS NOW OR FORMERLY OF
G & K TRUCKING, LLC
1714 NORTH SALINA STREET & 231 WOLF STREET

LOT 12A AND LOT 12B OF CITY BLOCK 1

ONONDAGA COUNTY, NEW YORK

ASSOCIATES Landscape Architecture & Geology, D.P.C.
1, Lifford Road, Dublin 15, Ireland
Tel: 01-494 2222 Fax: 01-494 2222
E-mail: info@lifford.ie Web: www.lifford.ie

LATHAM, NY 518.781.7400
 • ROUGHKESPEE, NY • JOHNSTOWN, NY
 • LUDLOW, NY • SPRACLES, NY

SOURCE: HT - GRAVITYCART www.dhs.gov DWG. NO: 22-0142

*ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID MAP.

TABLE 1. Continued

EXHIBIT H

NEW YORK
STATE
SENATE



SENATOR RACHEL MAY
53RD SENATE DISTRICT

January 26th, 2020

Ben Lockwood, President & CEO
Housing Visions Unlimited, Inc.
1201 East Fayette Street
Syracuse, NY 13210

Dear Mr. Lockwood,

I am writing to express my support for Housing Visions' proposed 128-unit affordable housing development named Moyer Carriage Lofts. Redeveloping the former Moyer Carriage and Car Factory will bring back new life to one of Syracuse's most recognizable buildings, and bring new investment and stability in a key spot for the city. This investment will create greatly needed affordable and supportive housing to the Hiawatha-Lodi neighborhood.

Housing Visions has demonstrated the ability to invest in projects that provide Syracuse residents with quality, affordable housing while acting as a stabilizing force for neighborhoods that have seen years of underinvestment. Their track record in our region has proven that they are the right entity to take on this ambitious process, and turn a currently crumbling building into an asset.

In addition to fulfilling the need for affordable housing, this development will also have fifty units set-aside for supportive housing, including for those with severe mental illness and victims of domestic violence. Housing Visions is partnering with Catholic Charities to offer supportive services, and there will be 24-hour security available. Supportive housing that includes the support necessary to ensure successful outcomes is in great demand, and our community is committed to fulfilling this need.

For all these reasons and more I am pleased to express my strong support for Housing Visions' proposed development and the tax credit funding necessary to make this vital investment a reality.

Sincerely,

A handwritten signature in cursive script that reads "Rachel May".

Senator Rachel May

ALBANY OFFICE
814 LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
PHONE 518-455-3511

E-MAIL
mannion@nysenate.gov

**THE SENATE
STATE OF NEW YORK**



SENATOR JOHN W. MANNION
50TH DISTRICT

DISTRICT OFFICE
STATE OFFICE BUILDING – ROOM 800
333 EAST WASHINGTON STREET
SYRACUSE, NEW YORK 13202
PHONE 315-428-7632
FAX 315-472-4157

January 15th, 2021

Benjamin Lockwood, President & CEO
Housing Visions Unlimited, Inc.
1201 E. Fayette Street, Suite 26
Syracuse, NY 13210

I am writing to express my support for the Moyer Carriage Lofts redevelopment project, put together by Housing Visions Consultants Inc. and ReDev CNY LLC. This historic property is highly visible and well-known to residents throughout my district, due to both its history and the civic lure surrounding the two-story house that sits atop the main structure on site. The redevelopment of this property represents a major stride in ongoing and collective progress toward civic and economic resurgence in the Greater Syracuse Area.

It is my belief that tax-payer dollars should be used for large-scale redevelopment when a public good is offered in return. In the case of this project, there is profound potential for significant return on investment for residents of this region.

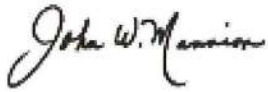
As the Chair of the Developmental Disabilities Committee for the New York State Senate, I am especially pleased with the proposed set-aside of 53 units for tenants living with a mobility impairment, individuals confronting mental illness, and survivors of domestic abuse. The proposed installation of an on site case management office - staffed by Catholic Charities - will ensure access to services that some tenants may require, while providing a template for a holistically integrated housing development.

In 2020, the city of Syracuse commissioned a study of 10 business corridors to coordinate a plan for neighborhood and economic development. The site of the proposed project was singled out as a key and critical property and its redevelopment represents real progress in collective strategic planning, offering both quality housing and commercial space. Furthermore, the project will address a vacant brownfield, while utilizing green and efficient construction methods.

Over the past few decades, the team at Housing Visions has proven its capacity to successfully manage and complete complex renewal projects, which have brought about meaningful progress. A great deal of resurgence in Syracuse's downtown and surrounding neighborhoods can be traced back to the work of Steve Case and Ryan Benz, who make up the ReDev CNY LLC joint-venture. Combined, these two organizations make up exactly the sort of team required to complete a project as complex as this one, which will have a lasting and significant impact on the neighborhood, the city, and hundreds of residents within this region.

Thank you for your consideration of my total support for this project.

With gratitude,

A handwritten signature in cursive script that reads "John W. Mannion". The signature is fluid and elegant, with the first name "John" being the most prominent part.

Senator John W. Mannion
50th District of New York

PAMELA J. HUNTER
Assemblywoman 128th District Onondaga County
THE ASSEMBLY STATE OF NEW YORK ALBANY

CHAIR
Subcommittee on Women Veterans

COMMITTEES
Energy Insurance Social Services Transportation Veterans' Affairs

January 26, 2021

Benjamin Lockwood
President & CEO
Housing Visions Unlimited, Inc.
1201 E. Fayette Street, Suite 26
Syracuse, NY 13210

Dear Mr. Lockwood,

I am writing in support of Housing Visions Consultants, Inc. (HVC), and REDEV CNY LLC in their proposal to construct and manage Moyer Carriage Lofts as a quality, affordable, rental housing development. The project will be an adaptive redevelopment plan of the historic Moyer Carriage and Car Factory, which is located in an eligible historic district, and will be managed as an integrated supportive housing development. This project will be highly successful for the residential stabilization called for in the Hiawatha-Lodi Brownfield Opportunity Area Plan.

I was pleased to see that 50 of the 128 units at Moyer Carriage Lofts will serve survivors of domestic violence as well as individuals with mental illness with onsite care management. The development will also include space for residence management and staff, a community room, laundry, parking and leasable commercial space. The project will be in Syracuse's Northeast Neighborhood Revitalization Strategy Area and also compliments the city's Comprehensive Plan.

I fully endorse this project proposal and look forward to the benefits it will bring to my Assembly District. Stable housing is critical during this time and this project will assist underserved communities. Thank you for your consideration and please let me know if there is any additional information I can provide in support of this project.

Sincerely,



Pamela J. Hunter
Member, NYS Assembly
128th District



WILLIAM B. MAGNARELLI
Assemblyman 129th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Committee on Transportation

COMMITTEES
Economic Development, Job Creation,
Commerce and Industry
Education
Rules
Oversight, Analysis and Investigation
Steering

January 25, 2021

Ben Lockwood, President & CEO
Housing Visions Unlimited, Inc.
1201 East Fayette Street
Syracuse, NY 13210

Dear Mr Lockwood:

It is my pleasure to extend my support to the Moyers Carriage Lofts affordable, workforce housing project. This represents an exciting opportunity for Housing Visions and REDEV to revive the rental housing stock in the Washington Square Park neighborhood and create a vibrant flourishing community that further demonstrates that Syracuse is a great place to live, work, and play.

One of the City's goals is to continue to provide and enhance neighborhoods with high quality housing choices. The location of Moyers Carriage Factory is within the City's north side neighborhood which is designated as the northeast Neighborhood Revitalization Strategy Area. Many households in this neighborhood are low income and live in less than standard housing conditions.

Housing Visions has been diligent in increasing the supply and quality of affordable housing while revitalizing neighborhoods in Syracuse. This development on the north side will act as a catalyst and compliment the recent investments that have been made in the Inner Harbor and Regional market as well as encouraging further investment by area residents and businesses.

Housing Visions' work over the past 30 years has strengthened the community, providing quality and well-maintained affordable housing. Your continued attention to the dilapidated buildings throughout the city is in direct concert with neighborhood priorities and the residents of the neighborhoods. This project serves as a crucial component to meeting these needs and I wish you much success.

Again, I fully support the Moyers Carriage Lofts affordable, workforce housing project. Please contact my office at (315) 428-9651 if I can be of any further assistance.

Regards,

William B Magnarelli
Member, NYS Assembly
129th District

WBM/jar



OFFICE OF THE MAYOR

MAYOR BEN WALSH

January 20, 2021

Ben Lockwood
President & Chief Executive Officer
Housing Visions Consultants
1201 East Fayette Street, Suite 26
Syracuse, NY 13210

**Re: Letter of Support
Moyers Carriage Lofts – Historic Rehabilitation & Neighborhood Revitalization**

Dear Mr. Lockwood,

Housing Visions Consultants, Inc. (HVC) and REDEV CNY LLC are proposing to construct and manage Moyer Carriage Lofts, a quality, affordable, rental housing development project. The project is an adaptive redevelopment of the historical Moyer Carriage and Car Factory into an integrated supportive housing development. This project represents an ideal strategy to encourage the residential stabilization needed in the Hiawatha-Lodi Brownfield Opportunity Area Plan.

The project will contain 128 one and two bedroom units, with 50 of the units being set aside for Survivors of Domestic Violence and individuals with Serious Mental Illness, with onsite case management. The proposal will also contain space for resident management and maintenance staff, as well as a community room, laundry and parking. Over 3,000 square feet of leasable commercial space will also be available.

The Moyers Carriage Lofts project exists within in our City's Northeast Neighborhood Revitalization Strategy Area (NRSA). It is also a project that I believe compliments both the Wolf Street Commercial Corridor Analysis, as well as the City's Comprehensive Plan. Therefore, I am formally endorsing this project.

Sincerely,

Ben Walsh
Mayor

Office of the Mayor
233 E. Washington St.
201 City Hall
Syracuse, N.Y. 13202

Office 315 448 8005
Fax 315 448 8067

www.syr.gov.net

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Common Council Office
314 City Hall
Syracuse, N.Y. 13202



Council Office: (315) 448-8466
Fax: (315) 448-8423

CITY OF SYRACUSE COMMON COUNCIL

PATRICK J. HOGAN
Councilor – 2nd District

January 27, 2021

Mr. Benjamin Lockwood
President & CEO
Housing Visions Unlimited, Inc.
1201 East Fayette Street, Suite 26
Syracuse, New York 13210

Dear Mr. Lockwood:

I write this letter in support of the Moyer Carriage Lofts – Historic Rehabilitation & Neighborhood Revitalization project. The proposed rehabilitation of the Moyer Carriage Lofts will provide quality and affordable rental housing that is desperately needed in the city's Northside. The units constructed will use green building practices and incorporate energy efficient methods, greatly increasing the project's sustainability.

In addition, units will be set aside for survivors of domestic violence and individuals with mental illnesses with onsite case management available.

This project would be transformative for a neighborhood experiencing a long delayed resurgence around a significant influx of investment and New Americans moving into the neighborhood. As a City Councilor, I enthusiastically support this project and believe it will have a positive impact in the community.

Thank you for your consideration in this regard.

Sincerely,

Patrick J. Hogan
2nd District Councilor



County of Onondaga
Office of the County Executive

John H. Mulroy Civic Center, 14th Floor
421 Montgomery Street, Syracuse, New York 13202

Phone: 315.435.3516 Fax: 315.435.8582

www.ongov.net

J. Ryan McMahon II
County Executive

Ann Rooney
Deputy County Executive, Human Services

Brian J. Donnelly
Deputy County Executive

Mary Beth Primo
Deputy County Executive, Physical Services

January 15, 2021

Ben Lockwood, President & CEO
Housing Visions Unlimited, Inc.
1201 East Fayette Street
Syracuse, NY 13210

Dear Ben:

It is my pleasure to extend my support to the Moyers Carriage Lofts affordable, workforce housing project. This represents an exciting opportunity for Housing Visions and REDEV to revive the rental housing stock in the Washington Square Park neighborhood and create a vibrant flourishing community that further demonstrates that Syracuse is a great place to live, work, and play.

The location of Moyers Carriage Factory is within the City's north side neighborhood which is designated as the northeast Neighborhood Revitalization Strategy Area (Census Tract 2). A large number of households in this neighborhood are low income and live in less than standard housing conditions. One of my main policy goals is my commitment to reducing poverty. One of the models utilized to assist in this effort is a Housing First strategy, allowing residents to focus on other life challenges knowing they have secured strong housing.

Housing Visions has been diligent in increasing the supply and quality of affordable housing while revitalizing neighborhoods in Syracuse. This development on the north side will act as a catalyst and compliment the recent investments that have been made in the Inner Harbor and Regional market as well as encouraging further investment by area residents and businesses.

Housing Visions' work over the past 30 years has strengthened the community, providing quality and well-maintained affordable housing. Your continued attention to the dilapidated buildings throughout the city is in direct concert with neighborhood priorities and the residents of the neighborhoods. This project serves as a crucial component to meeting these needs and I wish you much success.

Sincerely,

J. Ryan McMahon, II
County Executive

January 15, 2021

Benjamin Lockwood, President & CEO
Housing Visions Unlimited, Inc.
1201 E. Fayette Street, Suite 26
Syracuse, New York 13210

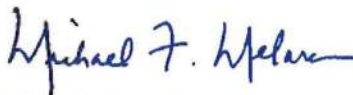
Dear Mr. Lockwood:

I am writing to express my full support of Moyer Carriage Lofts, a quality, affordable rental housing development. Catholic Charities of Onondaga County (CCOC) is pleased to be the supportive housing partner in a project that will create 128 quality, affordable housing units while preserving and rehabilitating four of the existing historic buildings.

CCOC has received an ESSHI award for 12 units for Survivors of Domestic Violence and 38 units for persons with Serious Mental Illness that will be applied to this project. CCOC will be offering case management services on-site, as well as offering 24-hour awake and alert security and crisis response personnel. There is an ongoing need for supportive housing in this community and Moyer Carriage Lofts will be adding a total of 50 new units to help meet this pervasive need.

Housing Visions and CCOC have a history of successful partnership and will be opening their first ESSHI project in February 2021 which will add 11 supportive housing beds. CCOC is looking forward to a continued partnership with Housing Visions to improve this historic district and support the most vulnerable in our community.

Sincerely,



Michael F. Melara
Executive Director



January 15, 2020

Benjamin Lockwood, President & CEO
Housing Visions Unlimited, Inc.
1201 E. Fayette Street, Suite 26, Syracuse, NY 13210

RE: Moyers Carriage Lofts – Historic Rehabilitation & Neighborhood Revitalization

Dear Mr. Lockwood:

I am pleased to have the opportunity to offer our support for the proposed Moyers Carriage Lofts project. This revitalization effort, bringing 128 new units of affordable, safe, and healthy rental housing, will help address a significant need in our City. Given our aging housing stock, much of which has suffered from decades of disinvestment, it is often difficult to secure rental housing free from health hazards, and even more difficult for our low-income residents who have increased affordability constraints. The addition of the proposed project, including the 50 units set-aside for supportive housing, will help fill this gap.

As you are familiar, Home HeadQuarters is committed to providing safe and affordable housing to low- and moderate-income households. As we focus primarily on homeownership opportunities through single family housing development, first mortgages, and home improvement lending, the proposed project is an exciting compliment to our own efforts. Further, as the administrator of the Green and Healthy Homes Initiative-Greater Syracuse, we are keenly focused on green building practices and the elimination of health hazards in housing, both of which will be achieved through the Moyers Carriage Lofts Projects. Finally, much like Housing Visions, Home HeadQuarters is committed to making targeted investments in transitional neighborhoods through its real estate development activities. The proposed Moyers Carriage Lofts is an exciting and much needed investment in the North Salina corridor.

We look forward to watching the Moyers Carriage Lofts project get underway and to seeing it once completed. If we can be of any assistance in your development efforts, do not hesitate to call (315-474-1939).

Sincerely,

Kerry P. Quaglia
Chief Executive Officer

538 Erie Boulevard West • Suite 100 • Syracuse, NY 13204 • t. 315.474.1939 • f. 315.474.0637 • www.homehq.org





NEHDA
101 Gertrude Street
Syracuse, NY 13203
www.nehda.org
315-425-1032

January 28, 2021

Benjamin Lockwood, President & CEO
Housing Visions Unlimited, Inc.
1201 E. Fayette Street, Suite 26, Syracuse, NY 13210

Dear Mr. Lockwood,

I am writing to express NEHDA's strong support of the Moyers Carriage Loft project located in the former Penfield Building on North Salina Street. NEHDA is neighborhood preservation company that facilitates community development to promote strong and safe neighborhoods, thriving businesses, and active civic engagement. Our two primary focuses include quality, affordable housing, and a support for our small business community. The Moyers Carriage Loft mixed-use project will have a positive impact on both of these priorities in the Washington Square neighborhood.

The Penfield Building is a gateway property that sets the tone for the entire neighborhood. Restoring this building and converting it to a mixed-use space with apartment, human services that are focused on resident needs, and commercial space, will not only remove a dangerous eyesore, but it will also provide an anchor for the entire Northside.

Housing Visions' work over the past 30 years has strengthened the community, providing quality and well-maintained affordable housing. The Northside desperately need more quality, affordable apartments with reputable landlords. Currently, we have a list of 30 people who are looking for affordable housing and we provide regular referrals to Housing Visions. Adding 128 units with one and two bedrooms will meet an urgent need, and hopefully reduce the waitlist. We are pleased that there will be 50 dedicated units for victims of domestic violence or individuals with mental health issues, and more importantly that there will be some dedicated services provided to these individuals on site.

New commercial space will provide more business opportunities, and we look forward to supporting future businesses at this site. NEHDA is also interested in other ways we can support this project related programs. We are pleased that the project honors the historic nature of the Penfield Building and the North Salina neighborhood, and we are delighted that the "little house" will remain on top of the new project.

Thank you for your work, and please let me know how NEHDA can support this project.

Sincerely,

Andrea B. Wandersee
Executive Director

Cc: Michael La Flair, Jonathan Link Logan



January 28, 2021

Ben Lockwood, President & CEO
Housing Visions Unlimited, Inc.
1201 East Fayette Street
Syracuse, NY 13210

Dear Ben:

On behalf of Northside UP, it is my pleasure to extend support for the Moyers Carriage Lofts project to provide workforce housing in the Washington Square neighborhood on Syracuse's Northside. Northside UP, a program of CenterState CEO, is dedicated to helping facilitate Northside neighborhood revitalization efforts. This project represents an exciting opportunity for advancing these efforts, and Housing Visions and REDEV are capable partners for doing so. The importance of creating high-quality, well-managed affordable housing and establishing it as a cornerstone for furthering the Washington Square Park neighborhood cannot be understated. This project will play an instrumental role in creating a vibrant, flourishing community that further demonstrates that Syracuse is a great place to live, work, and play.

One of the City's goals is to continue to provide and enhance neighborhoods with high-quality housing choices, a goal Northside UP works to support. These efforts are further advanced when historic properties such as the Moyers Carriage Factory are given new life and put back into productive use. This project will convert a long-vacant historic structure into a welcoming home, providing much needed services for the residents, and will likely be the starting point for additional neighborhood revitalization efforts.

Northside UP has supported several Housing Visions projects on the Northside, which have been proven to lead to positive outcomes for the new tenants, the surrounding blocks, and the neighborhood as a whole. This was first demonstrated over a decade ago in the Prospect Hill Homes project and most recently with the Butternut Street project. I have full confidence in Housing Visions' ability to successfully achieve a similar outcome with the Moyers Carriage Lofts project. Often "first in" developers, Housing Visions' project will complement the recent investments that have been made in the Inner Harbor and CNY Regional Market, as well as encouraging further investment by area residents and businesses.

Housing Visions' work over the past 30 years has strengthened the community, providing quality and well-maintained affordable housing. Your continued attention to the dilapidated buildings throughout the city is in direct concert with the priorities of the neighborhood's residents. This project serves as a crucial component to meeting these needs and I wish you much success.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jonathan Link Logan'.

Jonathan Link Logan
Director, Northside UP
Program of CenterState CEO

Joseph E. O'Hara, Executive Director

January 21, 2021

Ben Lockwood, President & CEO
Housing Visions Unlimited, Inc.
1201 East Fayette Street
Syracuse, NY 13210

Dear Ben:

It is my pleasure to extend PEACE, Inc.'s support to the Moyers Carriage Lofts affordable, workforce housing project. We believe this project represents an exciting opportunity for Housing Visions and REDEV to revive the rental housing stock in the Washington Square Park neighborhood and create a vibrant flourishing community that further demonstrates that Syracuse is a great place to live, work, and play.

One of the City's goals is to continue to provide and enhance neighborhoods with high quality housing choices. The location of Moyers Carriage Factory is within the City's north side neighborhood which is designated as the northeast Neighborhood Revitalization Strategy Area. A large number of households in this neighborhood are low income and live in less than standard housing conditions.

Housing Visions has been diligent in increasing the supply and quality of affordable housing while revitalizing neighborhoods in Syracuse. This development on the north side will act as a catalyst and compliment the recent investments that have been made in the Inner Harbor and Regional market as well as encouraging further investment by area residents and businesses.

Housing Visions' work over the past 30 years has strengthened the community, providing quality and well-maintained affordable housing. Your continued attention to the dilapidated buildings throughout the city, squares very positively with neighborhood priorities. This project serves as a crucial component to meeting these needs and PEACE, Inc. I wish you much success.

Sincerely,


Joseph E. O'Hara
Executive Director



January 15, 2021

Benjamin Lockwood, President & CEO
Housing Visions Unlimited, Inc.
1201 E. Fayette Street, Suite 26
Syracuse, NY 13210

Mr. Lockwood:

We are very impressed with the proposal to revitalize and reimagine the Moyer Carriage and Car Factory as Moyer Carriage Lofts. Combining affordable housing, accessible housing, on-site services, and commercial space is exactly the kind of neighbor-centered community building that is so needed here on Syracuse's North and Northeast sides. Investments of this nature are what builds sustainable, positive change in Syracuse.

Syracuse Northeast Community Center's mission centers on engaging, connecting, and growing neighbors as they work to become self-sufficient and economically stable. Housing such as Moyer Carriage Lofts reflects our own practice of providing comprehensive, holistic services that support the growth of our neighbors and neighborhood.

We look forward to working together with Housing Visions in support of this project and are very happy to be affiliated with the work of reducing poverty, promoting self-sufficiency, and improving the lives of all our neighbors on the Northeast and North sides of Syracuse.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Fay", with a long, sweeping horizontal line extending to the right.

Brian Fay, Executive Director

Syracuse Northeast Community Center

716 Hawley Ave, Syracuse, NY 13203 315-472-6343 www.snccsyr.org

Ben Lockwood, President & CEO
Housing Visions Unlimited, Inc.
1201 East Fayette Street
Syracuse, NY 13210

Dear Ben:

It is my pleasure to extend my support to the Moyers Carriage Lofts affordable, workforce housing project. This represents an exciting opportunity for Housing Visions and REDEV to revive the rental housing stock in the Washington Square Park neighborhood and create a vibrant flourishing community that further demonstrates that Syracuse is a great place to live, work, and play.

One of the City's goals is to continue to provide and enhance neighborhoods with high quality housing choices. The location of Moyers Carriage Factory is within the City's north side neighborhood which is designated as the northeast Neighborhood Revitalization Strategy Area. A large number of households in this neighborhood are low income and live in less than standard housing conditions.

Housing Visions has been diligent in increasing the supply and quality of affordable housing while revitalizing neighborhoods in Syracuse. This development on the north side will act as a catalyst and compliment the recent investments that have been made in the Inner Harbor and Regional Market as well as encouraging further investment by area residents and businesses.

Housing Visions' work over the past 30 years has strengthened the community, providing quality and well-maintained affordable housing. Your continued attention to the dilapidated buildings throughout the city is in direct concert with neighborhood priorities and the residents of the neighborhoods. This project serves as a crucial component to meeting these needs and I wish you much success.

Sincerely,


Fanny Villarreal
Executive Director

110 WEST FAYETTE STREET • ONE LINCOLN CENTER • SUITE 1000 • SYRACUSE NEW YORK 13202 WWW.BHLAWPLLC.COM



BOUSQUET HOLSTEIN PLLC

Electronic Copy of BOA Application with Attachments